081.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,500 / 634,500
					USE VALUE:	634,500 / 634,500
					ASSESSED:	634,500 / 634,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BREITLING AMY C & JOHN C
Owner 2:	
Owner 3:	
Street 1:	11 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WARD ANDREW F -
Owner 2:	OOSTING SASKIA E -
Street 1:	11 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,046 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1328 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5046.000	233,500	1,000	400,000	634,500
Total Card	0.116	233,500	1,000	400,000	634,500
Total Parcel	0.116	233,500	1,000	400,000	634,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.79 | /Parcel: 477.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	50170
GIS Ref	
GIS Ref	
Insp Date	10/02/18

!6557!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,500	1000	5,046.	400,000	634,500	634,500	Year End Roll	12/18/2019
2019	101	FV	197,200	1000	5,046.	405,700	603,900	603,900	Year End Roll	1/3/2019
2018	101	FV	197,200	1000	5,046.	302,800	501,000	501,000	Year End Roll	12/20/2017
2017	101	FV	197,200	1000	5,046.	274,300	472,500	472,500	Year End Roll	1/3/2017
2016	101	FV	197,200	1000	5,046.	262,800	461,000	461,000	Year End	1/4/2016
2015	101	FV	186,300	1100	5,046.	222,800	410,200	410,200	Year End Roll	12/11/2014
2014	101	FV	186,300	1100	5,046.	211,400	398,800	398,800	Year End Roll	12/16/2013
2013	101	FV	186,300	1100	5,046.	201,100	388,500	388,500		12/13/2012

PRINT

Date	Time
12/10/20	21:19:04

LAST REV

Date	Time
02/05/19	12:04:21
ekelly	
6557	

USER DEFINED

Prior Id # 1:	50170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARD ANDREW F,	56090-99		12/17/2010		449,000	No	No		
HAGEN MICHAEL/E	28773-83		6/29/1998		260,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2018	1028	Siding	10,000	C				
5/25/2011	488	Re-Roof	8,000					
10/5/2009	938	Manual	10,526					
6/3/1999	313	Manual	1,000					REPLACE DOOR/WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Info By Phon	DGM	D Mann
10/2/2018	MEAS&NOTICE	BS	Barbara S
3/26/2009	Meas/Inspect	189	PATRIOT
2/4/2000	Inspected	276	PATRIOT
1/12/2000	Measured	264	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5046		Sq. Ft.	Site		0	70.	1.13	5									399,965						400,000	

Total AC/HA: 0.11584 | Total SF/SM: 5046 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,965 | Spl Credit | Total: 400,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338457
Depreciation:	104922
Depreciated Total:	233535

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

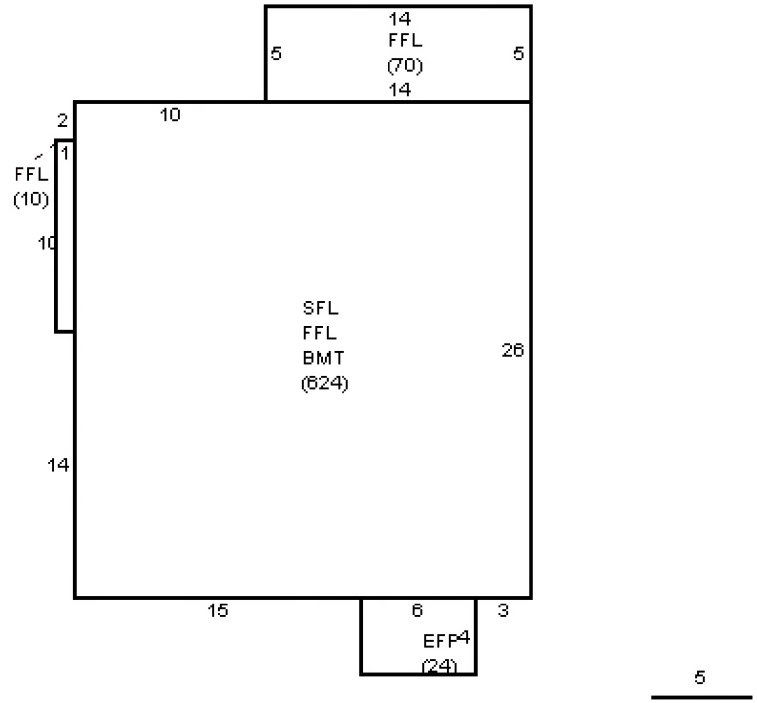
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	704	173.730	122,304
BMT	Basement	624	52.120	32,522
SFL	Second Floor	624	173.730	108,406
EFP	Enclos Porch	24	71.870	1,725

Net Sketched Area:	1,976			Total:	264,957
Size Ad	1328	Gross Are	1976	FinArea	1328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

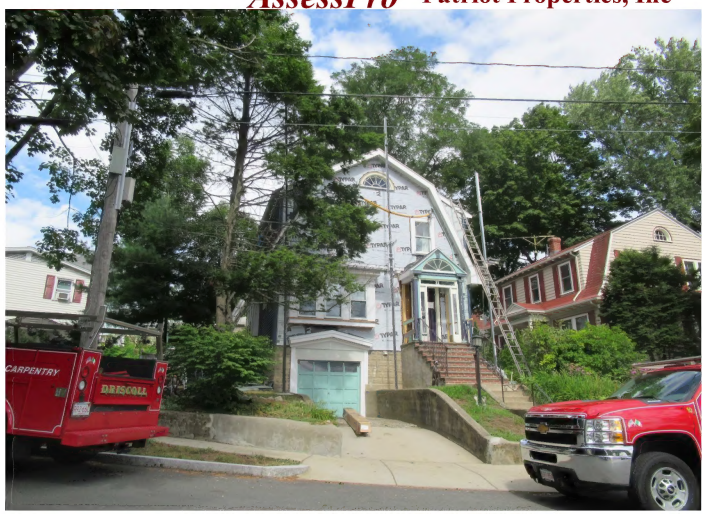
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	118.17
Final Total:	233500	Val/Su SzAd	175.83

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

081.0-0002-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X12	A	FR	1990	7.39	T	29	101			800			800
19	Patio	D	Y	1	8X8	A	FR	1980	6.00	T	39	101			200			200

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000